098.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	686,300 / 686,300
					USE VALUE:	686,300 / 686,300
					ASSESSED:	686,300 / 686,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCORMICK MELISSA A
Owner 2:	
Owner 3:	
Street 1:	60 HODGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LIMA JANET M/ ESTATE -
Owner 2:	-
Street 1:	60 HODGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,508 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 2660 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6508.000	255,600		430,700	686,300
Total Card	0.149	255,600		430,700	686,300
Total Parcel	0.149	255,600		430,700	686,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 258.01 | /Parcel: 258.0

Legal Description

User Acct 63656

GIS Ref

GIS Ref

Insp Date 10/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 098.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	255,600	0	6,508.	430,700	686,300	686,300	Year End Roll	12/18/2019
2019	101	FV	208,200	0	6,508.	430,700	638,900	638,900	Year End Roll	1/3/2019
2018	101	FV	208,200	0	6,508.	369,100	577,300	577,300	Year End Roll	12/20/2017
2017	101	FV	208,200	0	6,508.	344,500	552,700	552,700	Year End Roll	1/3/2017
2016	101	FV	208,200	0	6,508.	295,300	503,500	503,500	Year End	1/4/2016
2015	101	FV	207,100	0	6,508.	264,600	471,700	471,700	Year End Roll	12/11/2014
2014	101	FV	207,100	0	6,508.	244,900	452,000	452,000	Year End Roll	12/16/2013
2013	101	FV	207,100	0	6,508.	233,500	440,600	440,600		12/13/2012

!7941!

PRINT

Date	Time
12/10/20	22:32:20

LAST REV

Date	Time
09/17/19	11:23:29

mmcmakin

7941

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIMA JANET M/ E	71377-95		8/27/2019	Estate/Div		No	No		
	19078-49		5/1/1988		99	No	No		Janet M Lima dod 4/19/2017

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	CC	Chris C
6/4/2009	Measured	189	PATRIOT
11/9/2000	Mailer Sent		
10/19/2000	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	63656
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6508		Sq. Ft.	Site		0	70.	0.95	4									430,668						430,700	

Total AC/HA: 0.14940 | Total SF/SM: 6508 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 430,668 | Spl Credit | Total: 430,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.21209848
Const Adj.:	1.00749993
Adj $ / SQ:	116.013
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347327
Depreciation:	91694
Depreciated Total:	255633

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	2	
Totals			
0			

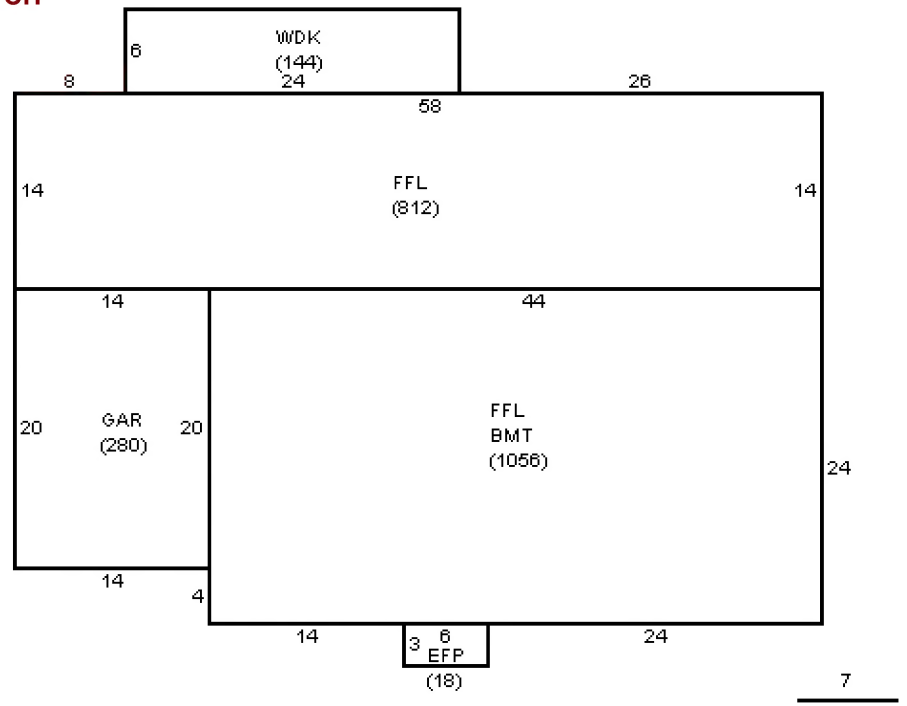
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	116.01
Special Features:	0	Val/Su Net:	75.94
Final Total:	255600	Val/Su SzAd	136.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,868	116.010	216,712
BMT	Basement	1,056	51.770	54,670
GAR	Garage	280	24.110	6,750
WDK	Deck	144	13.040	1,878
EFP	Enclos Porch	18	73.140	1,317

Net Sketched Area:	3,366			Total:	281,327
Size Ad	1868	Gross Are	3366	FinArea	2660

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

098.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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